



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, October 19, 2016

5:30 PM

Council Chambers

I. Call to Order, Roll Call

A quorum was established with Commissioners Williams, Hovda and Hastings absent.

II. Approval of Minutes

Motion to approve item "1", was made by Commissioner Dibble and seconded by Commissioner Crull. The motion passed.

1. [16-1239](#) Regular Meeting of October 05, 2016

III. Public Hearing Agenda Items

A. Plats

New Plats

Renissa Garza Montalvo, Development Services, read items "2, 3, 4, 5, 6, 7 & 8" into record as shown below. Ms. Garza Montalvo stated the plats satisfy all requirements of the Unified Development Code (UDC) and State Law; the Technical Review Committee recommends approval.

After Staff's presentation, Chairman Ramirez opened the public hearing. With no one coming forward, the public hearing was closed. A motion to approve items "2, 3, 4, 5, 6, 7 & 8" was made Commissioner Baugh and seconded by Vice Chairman Villarreal. The motion passed.

2. [16-1240](#) **0916112-P044 (16-22000042)** HARRIS ACRES, BLOCK 1, LOT 1 (FINAL - 4.07 ACRES) Located west of Flour Bluff Drive and north of Glenoak Drive.

3. [16-1242](#) **0716093-P038 (16-22000036)** SHORELINE VISTA, BLOCK 10, LOT 1A (FINAL - 0.292 ACRES) Located west of Flour Bluff Drive and north Antoinette Drive.

- 4. [16-1243](#) **0916115-P046 (16-22000044)**
RIVERBEND SUBDIVISION (FINAL - 14.16 ACRES)
 Located east of Rodd Field Road and south of Yorktown Boulevard.

- 5. [16-1244](#) **0816110-P043 (16-22000041)**
MOLINA SUBDIVISION NO. 2, BLOCK 11, LOT 11-B (FINAL - 0.156 ACRE)
 Located north of West Point and east of Barrera Drive.

- 6. [16-1245](#) **0916119-NP076 (16-21000045)**
CALLAWAY INDUSTRIAL TRACTS, LOTS 1 & 2 (FINAL - 6.47 ACRES)
 Located east of McBride Lane and north of IH 37 Access Road

- 7. [16-1246](#) **0916116-NP073 (16-21000043)**
LEXINGTON CENTER UNIT 2, BLOCK 1, LOT 1 (FINAL - 2.27 ACRES)
 Located between SH 286 and Ayers Street and north of Holly Road.

- 8. [16-1247](#) **0916121-NP078 (16-21000046)**
SARATOGA HEIGHTS SUBDIVISION, BLK 1, LOT 1B & 1C (REPLAT - 2.196 ACRES)
 Located south of Saratoga Boulevard (State Highway 357) and east of Patti Drive.

B. Zoning

New Zoning

- 9. [16-1248](#) **Case No. 1016-05 - City of Corpus Christi:** A change of zoning from the "RS-6" Single-Family District District to the "CG-2" General Commercial District. The property proposed to be rezoned is described as Mt. Vernon Subdivision Unit 3, 6.36 acres out of a 7.245 acre public park, located on the southeast corner of McArdle Road and Holmes Drive.

Before the presentation of item "9", Chairman Ramirez informed the public that any action for recommendation will be postponed to the next regularly scheduled Planning Commission meeting of November 02, 2016, due to the public notices not being sent in a timely manner. Public notices will be mailed again for the next meeting informing owners of the rescheduled date. He stated item "9" will be presented next and a public hearing will still take place

in order to give any citizens a chance to speak their concerns.

Dan McGinn, Interim Director of Development Services, read item "9" into record as shown above. He presented several aerial views of the subject property. The subject property is vacant except for the Council for the Deaf Center parking lot, two Council for the Deaf Center buildings and a small park playground. South of the subject property is a residential subdivision with five single-family homes and a parking lot for La Palmera Mall. East of the subject property is a parking lot for La Palmera Mall and to the west across Holmes Drive is a residential subdivision.

Mount Vernon Park was approved in the 2014 City election as a park that could be sold. The City has received a contract from a potential buyer containing several conditions. The applicant (the Buyer) is requesting a rezoning to allow continued use of the Council for the Deaf Center, for parking to serve the adjacent La Palmera Mall, and for business and commercial uses. The proposed rezoning is inconsistent with the adopted Plan CC Future Land Use Plan's designation of the property for High-Density Residential uses. The "CG-2" General Commercial District is designed for high intensity commercial uses that are not compatible with low density residential uses of the "RS-6" Single-Family District. Uses in the "CN-1" Neighborhood Commercial District are designed to be compatible and serve nearby neighborhood shopping needs. A portion of the subject property zoned with the "CN-1" District would help to mitigate any future negative affect from the more intensive "CG-2" General Commercial District. The Buyer has agreed to deed restrict the property from certain uses such as bars, taverns, pubs, nightclubs, discotheques and pool halls.

Mr. McGinn gave the following staff recommendation of dividing the subject property into two tracts:

Tract 1:

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District except for that portion of the tract abutting Holmes Drive and extending to a depth of 50 feet measured from the Holmes Drive right-of-way line.

Tract 2:

Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District and in lieu thereof approval of the "CN-1" Neighborhood Commercial District for that portion of the property abutting Holmes Drive to a depth of 50 feet measured from the Homes Drive right-of-way line (See Tract Exhibit) and the following deed restrictions:

- Landscape Buffer Yard of 10 foot in width with one 2 ½" caliper tree for every 30 linear feet of buffer yard

- Building Height: Buildings along Holmes Drive shall utilize a building setback based on Section 4.2.8.C of the Unified Development Code, calculated as [(height to plate – 12') x 2], and such building setback shall be measured from the west property line/east ROW line along Holmes Drive.

- Driveways: No driveways onto Holmes Drive as long as the west side of Holmes Drive is occupied by residential uses.

- Uses: No bars, taverns, pubs, nightclubs, discotheques or pool halls are allowed on the subject property.

After Staff's presentation concluded, Chairman Ramirez opened the public hearing. Representing the applicant, John Bell at 1100 Wells Fargo Tower, addressed the Commission to clarify future development plans. He stated they do not have any current development plans but mentioned a few options being considered. One possible option is a retail building along the back end of Holmes Drive. Mr. Bell said that the applicant is amenable to the deed restrictions.

Leon Materanek at 4910 Andover, addressed the Commission. He said he was originally in opposition to the sale of Mount Vernon Park and feels that notification of the sale was insufficient. He stated he has traffic and street concerns once the subject property is developed.

Celestina Ortiz at 5110 Mount Vernon Drive, addressed the Commission and stated she does not object to the rezoning request but has concerns regarding the proposed landscape buffer yard. She feels the buffer yard will not be sufficient with regard to the noise caused by the commercial trash/dumpster pick-up which occurs around 3:00 a.m. She also has traffic concerns and informed the Commission that Mount Vernon Street is used as a shortcut for deliveries to surrounding commercial business. She also mentioned that she would like signage to be restored to restrict the access of semi-trucks on Mount Vernon Drive.

Mr. McGinn will follow up on questions the Commission had regarding dumpster provisions; will follow up with Street Operations regarding signage for truck restrictions. Mr. Dimas will follow up with the Police Department regarding noise concerns. With no one else coming forward during public comment, Chairman Ramirez closed the public hearing. No action was taken.

IV. Director's Report

Mr. McGinn updated the Commission on City Council action items which occurred on October 18, 2016.

V. Items to be Scheduled

The item for Utility Master Plans for areas south of Oso Creek will be added to the agenda for the regular scheduled Planning Commission meetings of November 2nd and November 16th.

VI. Adjournment

There being no further business to discuss, Chairman Ramirez adjourned the meeting at 6:23 p.m.